

IN RE: PETITION FOR ADMINISTRATIVE	* BEFORE THE
ZONING VARIANCE	
N/S Burke Road, 65 ft. SE of	* ZONING COMMISSIONER
Holly Tree Road	
1620 Burke Road	* OF BALTIMORE COUNTY
15th Election District	
5th Councilmanic District	* Case No. 95-488-A
Patrick W. Boyer, et ux	
Petitioners	*
* * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Patrick W. Boyer and Linda A. Boyer, his wife, for that property known as 1620 Burke Rod in the Bowley's Quarters subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (screened room) to be located in the front yard, in lieu of the required rear yard, in an R.C.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date

By

7/31/95  
M. G. [Signature]

MICROFILMED

upon the Petitioners.

This property is located within the Chesapeake Bay Critical Area and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (BCZR), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

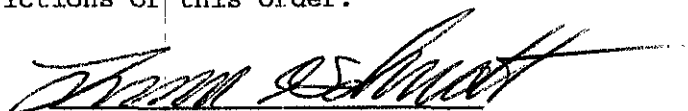
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31<sup>ST</sup> day of July, 1995 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (screened room) to be located in the front yard in lieu of the required rear yard, in an R.C.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with D.E.P.R.M.'s recommendations to be submitted upon completion of their review of this matter.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING  
131/95  
M. G. GORDON



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1620 BURKE RD. BALTO. 21220  
which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

To allow an accessory structure (screen room) to be located in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

REPLACE PRE-EXISTING FRAME STRUCTURES  
SCREEN ROOM - MOUNTS CHAPTER 11 TITLE 27

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

REPLACE PRE-EXISTING <sup>PUB</sup>

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

PATRICK W. BOYER  
(Type or Print Name)

Patrick W. Boyer  
Signature

Linda A. Boyer  
(Type or Print Name)

Linda A. Boyer  
Signature

1620 Burke Rd #35-8642  
Address

Balto. Md. 21220  
City State Zipcode

Name, Address and phone number of representative to be contacted

SAME AS ABOVE  
Name

Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

MICROFILMED Zoning Commissioner of Baltimore County



REVIEWED BY: [Signature] DATE: 6-30-95  
ESTIMATED POSTING DATE: 7/9



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 495

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1620 BURKE RD.  
address  
BALTO. MD. 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

REPLACE PRE-EXISTING FRAME STRUCTURE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Patrick W. Boyer  
(signature)  
PATRICK W. BOYER  
(type or print name)



Linda A. Boyer  
(signature)  
Linda A. Boyer  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of JUNE, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6-16-95  
date

Anthony S. Meritt  
NOTARY PUBLIC

My Commission Expires: 12/1/97

95-188-A

#495

Zoning Description for 1620 Bunke Rd.

15<sup>th</sup> ED.

5<sup>th</sup> Co. DIST

Beginning as a point on the North side of Bunke Rd.  
65 ft. southeast of Holly Tree Rd; Being Lot no.  
181 in the subdivision of Bowleys Quarters, Plat 1  
as recorded in Baltimore County Plat Book #7  
folio 12, containing .223 acres  $\pm$ .

RECORDED  
1980

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-488-A

District 15th Date of Posting 7/8/95

Posted for: Variance

Petitioner: Pat. + Linda Beyer

Location of property: 1620 Burke Rd, N/S

Location of Signs: Facing road way, on property being zoned

Remarks:

Posted by M. Harty Date of return: 7/14/95

Signature

Number of Signs: 1

NOTED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 152816

Items

# 485

DATE 6-30-95

ACCOUNT R

95-488-A

AMOUNT \$ 85.00 701.4

RECEIVED  
FROM:

Tal Boyer - owner

# 010 KC's printed Variance Piling for

FOR:

PXD sign & printing

MICROFILMED

02A02#0064MICHRC

\$85.00

BA 0009:58AM06/30/95

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 13, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-488-A (Item 495)  
1620 Burke Road  
N/S Burke Road, 65' SE of Holly Tree Road  
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property should have been posted on or before July 9, 1995. The closing date (July 24, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director  
Department of Permits and Development Management

cc: Patrick and Linda Boyer





Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 20, 1995

Mr. and Mrs. Patrick W. Boyer  
1620 Burke Road  
Baltimore, Maryland 21220

RE: Item No.: 495  
Case No.: 95-488-A  
Petitioner: Mr./Mrs. Boyer

Dear Mr. and Mrs. Boyer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 30, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a faint, larger version of the same signature.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
July 19, 1995

FROM: J. Lawrence Pilson *for J.L.P.*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #495 - Boyer Property  
1620 Burke Road  
Zoning Advisory Committee Meeting of July 10, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

A Chesapeake Bay Critical Area (CBCA) Administrative Variance request is currently under consideration. If this variance is granted, all conditions thereof must be strictly adhered to. As a matter of right, this Department cannot consent to the requested zoning variance as it is indirect conflict with Section 26-449(a) and COMAR 08.14.15.09.01. Therefore, it is recommended that the Zoning Commissioner either wait to write his order until the CBCA variance decision is rendered, or condition the order to be contingent upon the outcome of the CBCA variance.

JLP:GS:sp

c: Patrick W. & Linda A. Boyer

BOYER/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: July 12, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 479, 481, 484, 491, 492, 495, 4, and 6.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Division Chief:

PK/JL



Maryland Department of Transportation  
State Highway Administration

Hal Kassoff  
Administrator

7-7-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 495 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

# **PETITION PROBLEMS AGENDA OF JULY 10, 1995**

## **#479 --- CAM**

1. No review information on bottom of petition form.

## **#485 --- JJS**

1. Only one legal owner signature -- need signature of Kang.
2. Need original signature for lessee.

## **#486 --- MJK**

1. Petitioner was not given copy of receipt (still in folder).
2. Need telephone number for legal owner.
3. Need title of person signing for contract purchaser.

## **#488 --- RT**

1. Need typed or printed name and title of person signing for contract purchaser.

## **#489 --- JRA**

1. Need title of person signing for legal owner.

## **#493 --- JRA**

1. Need telephone number for legal owner.
2. Need address for legal owner.
3. Need telephone number for attorney.

## **#494 --- JRA**

1. Who is legal owner? (Petition says Michael J. Specht & plat says Exxon Company, USA)

## **#495 --- JJS**

1. Notary public section is incomplete.

## **#496 --- JJS**

1. No original signatures on petitions.
- RECEIVED

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

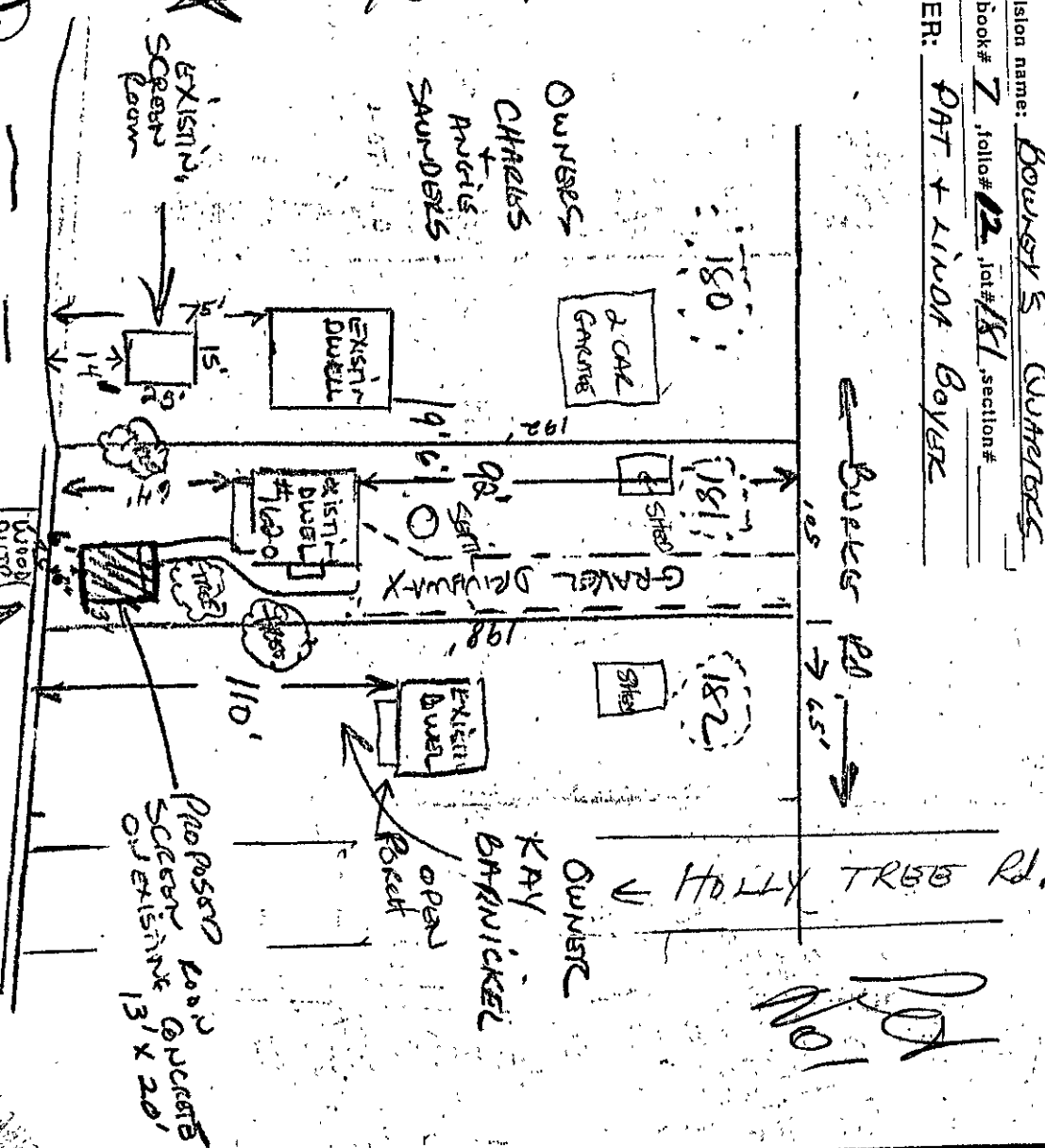
PROPERTY ADDRESS: 1620 Buckle Rd. BAYD. 21220 See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Bowyer's Outcrops

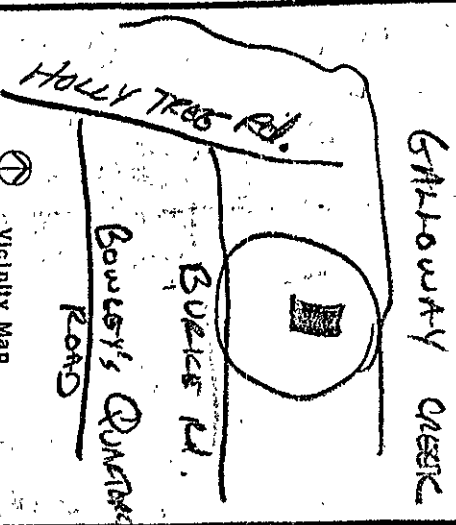
plat book # 7, folio # 12, lot # 181, section #       

OWNER: PAT + LINDA BOYER

95-488-A



North  
date: 6-16-95  
prepared by: PUB - OWNER  
Scale of Drawing: 1" = 50'



## LOCATION INFORMATION

Election District: 15TH  
Councilmanic District: 5TH

1"=200' scale map#: NE. 1K

Zoning: R.C.S  
Lot size: 2.233 9750 SQ. FT  
acreage square feet

Public private  
SEWER: ☐ ☒  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☒ ☐  
Prior Zoning Hearings: NO

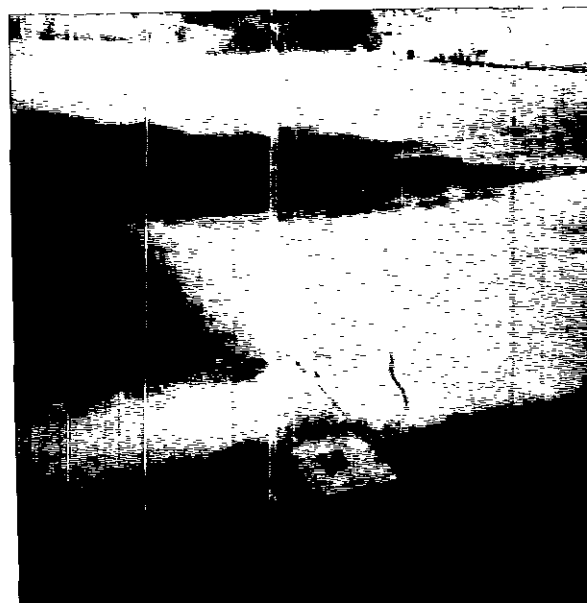
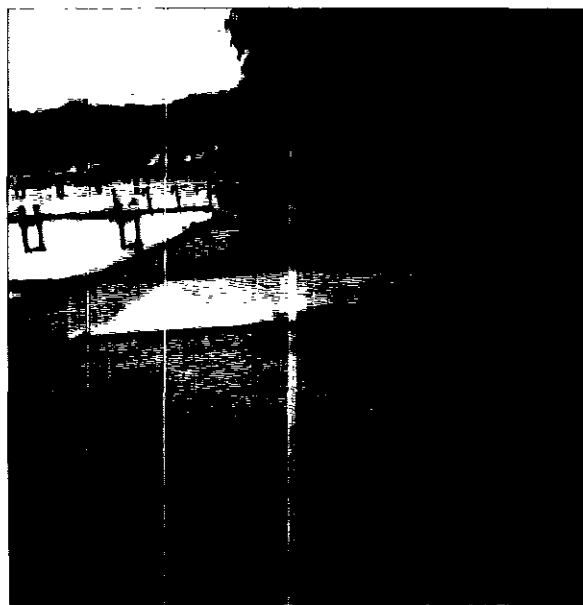
## Zoning Office USE ONLY!

reviewed by:        ITEM #: 495 CASE#:

1620 BURKE RD. — LOCATION FOR PROPOSED SCREEN RM.  
REPLACEMENT OF PREEXISTING STR

# 495

MICROFILMED





- professional weight heavy Bond paper
- letterhead quality
- special finish for typing clarity



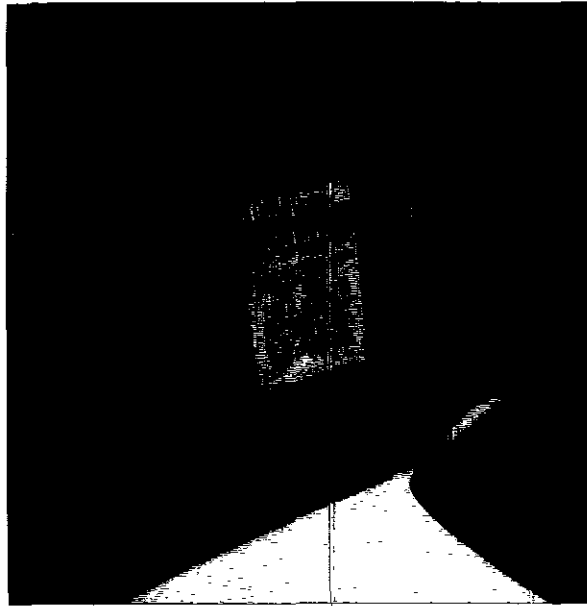
*executive*<sup>(12)</sup>

WHITE BOND  
**TYPING  
PAPER**

8 1/2 IN. X 11 IN.  
100 SHEETS • NO. 7526



0.0015000



155



This document was created with the trial version of Print2PDF  
Once Print2PDF is registered, this message will disappear  
Purchase Print2PDF at <http://www.softeko.com/>



IN RE: PETITION FOR ADMINISTRATIVE  
ZONING VARIANCE  
N/S Burke Road, 65 ft. SE of  
Holly Tree Road  
1620 Burke Road  
15th Election District  
5th Councilmanic District  
Patrick W. Boyer, et ux  
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Patrick W. Boyer and Linda A. Boyer, his wife, for that property known as 1620 Burke Road in the Bowley's Quarters subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (screened room) to be located in the front yard, in lieu of the required rear yard, in an R.C.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioners.

This property is located within the Chesapeake Bay Critical Area and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (BCZR), upon completion of their findings. The relief granted herein shall be conditional upon Petitioners' compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of July, 1995 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (screened room) to be located in the front yard in lieu of the required rear yard, in an R.C.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with D.E.P.R.M.'s recommendations to be submitted upon completion of their review of this matter.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LBS:mmm

-2-



Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County

for the property located at 1620 BURKE RD. BALTO. 21220  
which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

To allow an accessory structure (screen room) to be located in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

REPAIRS PRE-EXISTING FRAME STRUCTURE  
SCREEN ROOM - MEANS SHEDDING 11 71716 27

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

REPAIRS PRE-EXISTING FRAME STRUCTURE

Contract Purpose/Use:

Type of Petitioner:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

Zip Code:

Signature:

Address:

City:

State:

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
July 19, 1995

FROM: J. Lawrence Pilson *for J.L.P.*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #495 - Boyer Property  
1620 Burke Road  
Zoning Advisory Committee Meeting of July 10, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

A Chesapeake Bay Critical Area (CBCA) Administrative Variance request is currently under consideration. If this variance is granted, all conditions thereof must be strictly adhered to. As a matter of right, this Department cannot consent to the requested zoning variance as it is indirect conflict with Section 26-449(a) and COMAR 08.14.15.08.01. Therefore, it is recommended that the Zoning Commissioner either wait to write his order until the CBCA variance decision is rendered, or condition the order to be contingent upon the outcome of the CBCA variance.

JLP:GS:sp

c: Patrick W. & Linda A. Boyer

BOYER/DEPRM/TXTSHP

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management  
DATE: July 12, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 479, 481, 484, 491, 492, 495, 4 and 6

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *[Signature]*  
Division Chief: *[Signature]*  
PK/JL

ITEM479/PZONE/ZAC1

Maryland Department of Transportation  
State Highway Administration

Re: Baltimore County  
Item No: 495 (JJS)

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

PETITION PROBLEMS  
AGENDA OF JULY 10, 1995

#479 --- CAM

1. No review information on bottom of petition form.

#485 --- JJS

1. Only one legal owner signature - need signature of Kang.
2. Need original signature for lessee.

#486 --- MJK

1. Petitioner was not given copy of receipt (still in folder).
2. Need telephone number for legal owner.
3. Need title of person signing for contract purchaser.

#488 --- RT

1. Need typed or printed name and title of person signing for contract purchaser.

#489 --- JRA

1. Need title of person signing for legal owner.

#493 --- JRA

1. Need telephone number for legal owner.
2. Need address for legal owner.
3. Need telephone number for attorney.

#494 --- JRA

1. Who is legal owner? (Petition says Michael J. Specht & plat says Exxon Company, USA)

#495 --- JJS

1. Notary public section is incomplete.

#496 --- JJS

1. No original signatures on petitions.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1620 BUCKE RD. BALTO. 21220 (see pages 5 & 6 of the CHECKLIST for additional required information)

Subdivision name: BOYER'S QUARTERS

Print Book: 2 Volume: 12 Section: 100/81

OWNER: PAT & LINDA BOYER

95-488-A

OWNERS: CHARLES ANGLIS SAUNDERS

OWNERS: KAY BRANNICKEL

PROPOSED ROAD SCREEN OVERHANGING CONCRETE 13' X 20'

GALLOWAY CREEK

BUCKE RD. 65'

TRIG RD.

WOOD BURNING RD.

North

date: 6-16-95

prepared by: PWB - OWNERS

Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Election District: 15TH

Councilmanic District: 5TH

1" = 200' scale map: NE. 1K.

Zoning: RC-5

Lot size: 233 9750 sq. ft.

sewer: ☒ water: ☒

Chesapeake Bay Critical Area: ☒

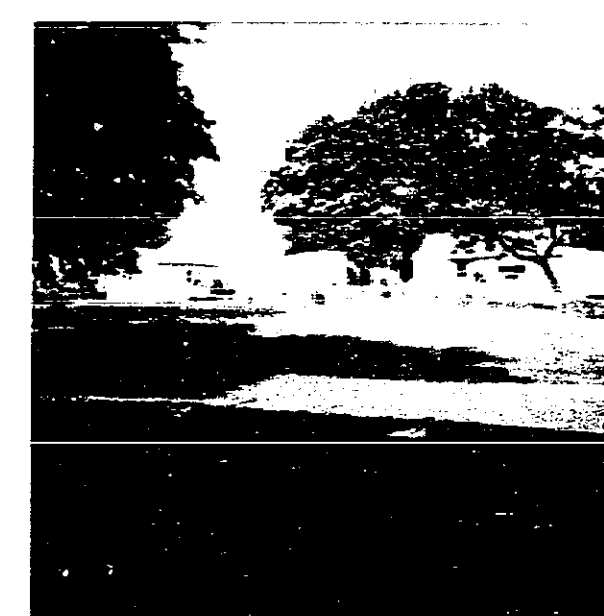
Prior Zoning Hearings: none

Zoning Office USE ONLY!

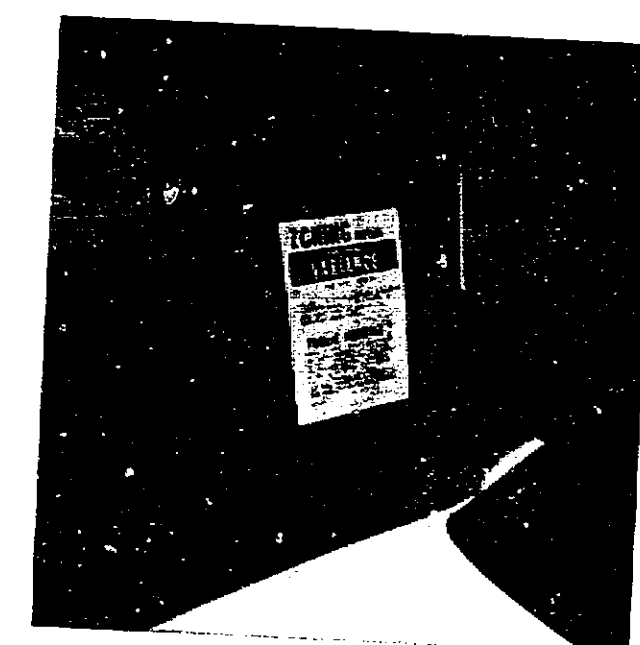
reviewed by: SA ITEM #: 495

1620 BUCKE RD. - LOCATION FOR PROPOSED SCREEN RM.  
REPLACEMENT OF PREVIOUS SCREEN

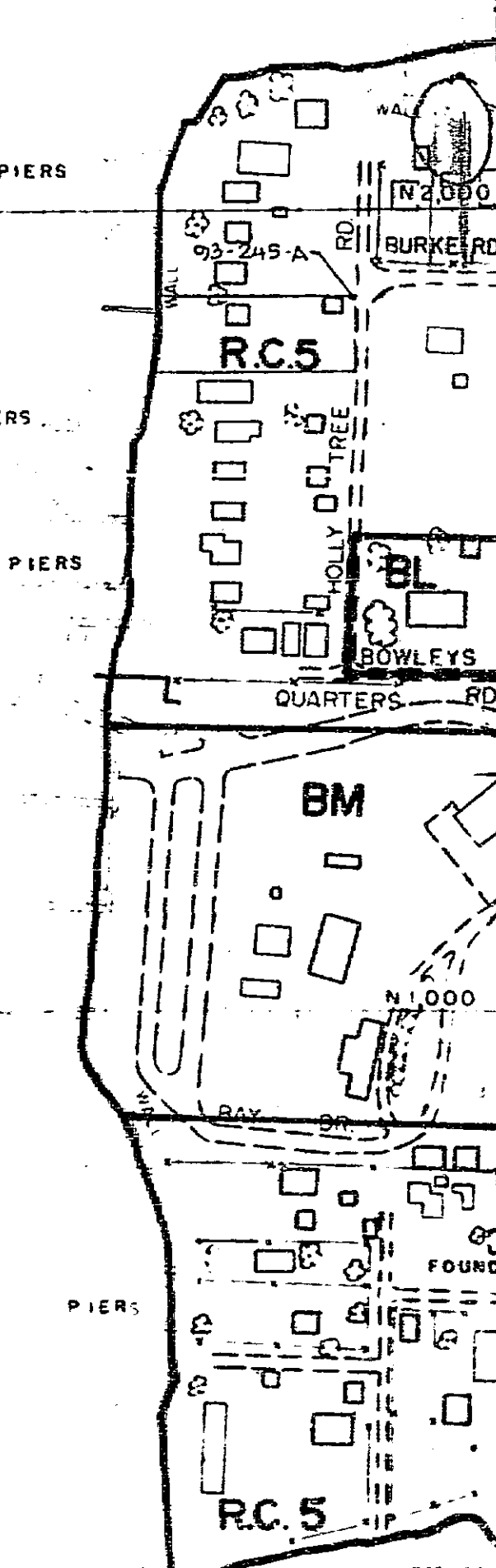
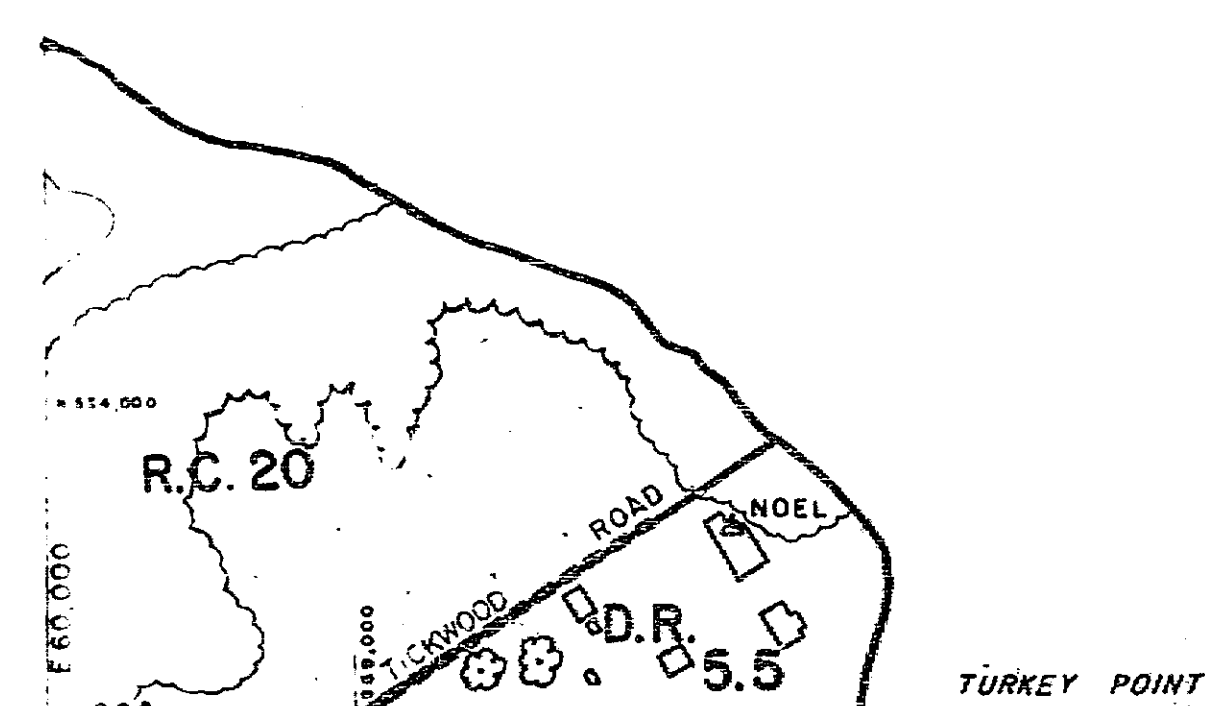
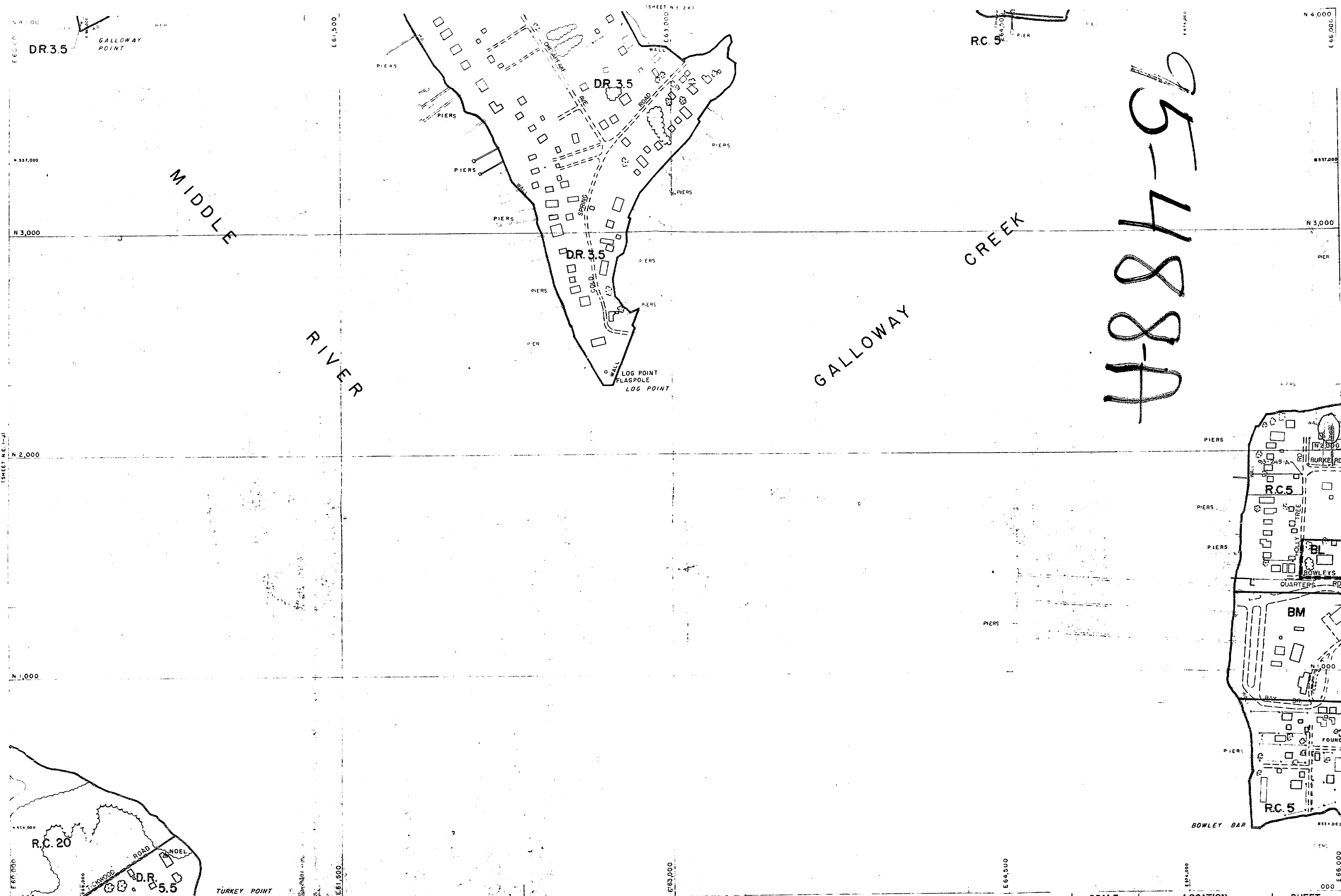
#495



95-488-A







BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'±	BOWLEY'S QUARTERS	N. E - K

THE MAP HAS BEEN PREPARED BY THE  
TOPOGRAPHY UNIT OF THE PLANNING AND ZONING  
DEPARTMENT OF BALTIMORE COUNTY.